144.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,500 / 749,500
					USE VALUE:	749,500 / 749,500
					ASSESSED:	749,500 / 749,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIEFT ALEXANDER J &
Owner 2:	BRICKLIN ADINA S
Owner 3:	
Street 1:	66 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TSUK MICHAEL J -
Owner 2:	-
Street 1:	66 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .08 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1576 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3491.000	329,700		419,800	749,500
Total Card	0.080	329,700		419,800	749,500
Total Parcel	0.080	329,700		419,800	749,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.57 /Parcel: 475.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94123

GIS Ref

GIS Ref

Insp Date 07/26/16

!11241!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 144.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,700	0	3,491.	419,800	749,500		Year end	12/23/2021
2021	101	FV	319,700	0	3,491.	419,800	739,500		Year End Roll	12/10/2020
2020	101	FV	319,700	0	3,491.	419,800	739,500	739,500	Year End Roll	12/18/2019
2019	101	FV	242,000	0	3,491.	393,500	635,500	635,500	Year End Roll	1/3/2019
2018	101	FV	242,000	0	3,491.	325,300	567,300	567,300	Year End Roll	12/20/2017
2017	101	FV	242,000	0	3,491.	299,100	541,100	541,100	Year End Roll	1/3/2017
2016	101	FV	231,100	0	3,491.	272,900	504,000	504,000	Year End	1/4/2016
2015	101	FV	225,100	0	3,491.	267,600	492,700	492,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:09:46

LAST REV

Date	Time
03/03/20	09:21:46
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11241

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSUK MICHAEL J,	61903-545		5/30/2013		589,000	No	No		
CHRISTIAN SUSAN	22428-161		9/25/1992		196,000	No	No		Y

USER DEFINED

Prior Id # 1:	94123
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1894	Heat App	7,197	C				
1/5/2016	2	New Wind	10,000		1/5/2016			replace windows
10/13/2015	1540	Redo Kit	85,000					
10/26/2007	994	Addition	30,000			G9	GR FY09	2nd flr over sun p

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Meas/Inspect	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
11/7/2008	Meas/Inspect	163	PATRIOT
9/11/2008	Fieldrev-Chg	BR	B Rossignol
1/7/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3491		Sq. Ft.	Site		0	80.	1.50	9									419,783						419,800	

Total AC/HA:	0.08014	Total SF/SM:	3491	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	419,783	Spl Credit		Total:	419,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31624365
Const Adj.:	0.99485052
Adj $ / SQ:	170.231
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405049
Depreciation:	75339
Depreciated Total:	329710

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

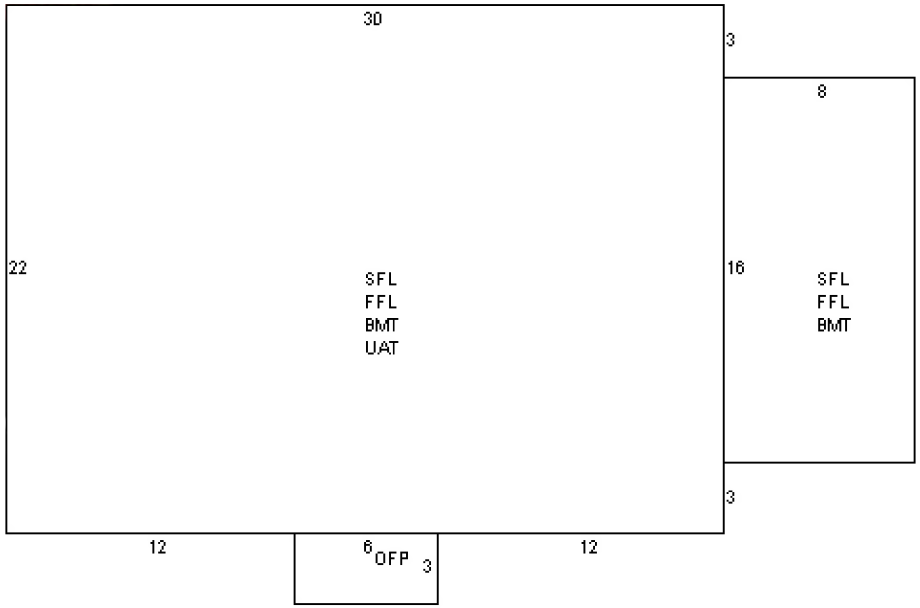
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.23
Special Features:	0	Val/Su Net:	129.45
Final Total:	329700	Val/Su SzAd	209.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	788	51.070	40,243
FFL	First Floor	788	170.230	134,142
SFL	Second Floor	788	170.230	134,142
UAT	Upper Attic	165	68.090	11,235
OFP	Open Porch	18	43.770	788

Net Sketched Area:	2,547			Total:	320,550
Size Ad	1576	Gross Area	3042	FinArea	1576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc